



MHG

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
301.670.0840
MHGPA.COM

January 21, 2025

Exhibit 23
CU 25-01

Mid-County Planning
Transportation Planning
2425 Reddie Drive, 14th Floor
Wheaton, MD 20910

RE: Paramount Drive Self Storage
Conditional Use Case No. CU 202501
Local Map Amendment Case No. H157
LATR Exemption Statement
MHG Project No. 2023.120.12

Mr. Matthew Folden,

Please accept this memo as a Traffic Study Exemption Statement for the subject development, in accordance with the 2020-2024 Growth and infrastructure Policy and the 2023 Local Area Transportation Review (LATR) Guidelines. The site is located at 15750 Paramount Drive in Rockville, Maryland and is currently developed with 11 separate, one-story storage buildings with exterior access only. The site is in the Shady Grove Metro Station Policy Area. The buildings collectively have approximately 38,907 square feet of above grade floor. The applicant is proposing to raze the existing structures and improve the property with a new, modern self-storage facility.

The Project will be constructed in two phases. The first phase will include development of a four-story building, totaling approximately 159,640 square feet of gross floor area ("Phase One"). The Phase One building is situated in the southern portion of the Property with frontage on Paramount Drive. The second phase will include the construction of a six-story building, comprised of approximately 122,400 square feet ("Phase Two"). The Phase Two building will be located on the northern portion of the property closer to the intersection of Somerville Drive and Paramount Drive. The Phase Two building contains an option for up to 2,700 square feet of ground level ancillary retail, however, no on-site parking will be provided for this retail space. Therefore, no new person trips have been allocated to this use, per section III.B.2. of the 2023 LATR Guidelines. A covered drive/loading aisle is proposed within the building to facilitate safe and efficient vehicular circulation and access to storage units in both buildings. Vehicular access to the property is currently provided via two curb cuts: one along Paramount Drive and the other on Somerville Drive.

Our office conducted a trip generation study using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) in conjunction with Appendix Tables 1a and 1b of the 2023 LATR Guidelines. As shown in the attached Exhibits, the project will generate a maximum of 29 AM peak hour and 48 PM peak hour person trips.

The LATR guidelines stipulate those projects generating less than 50 new peak hour person, transit or non-motorized trips are exempt from LATR requirements. Since each of these values are less than 50, the site is exempt from providing quantitative auto, transit, bicycle, or pedestrian analyses.

Sincerely,

Dylan Macro, CDT



9220 Wightman Road, Suite 120

Montgomery Village, MD 20886

Phone: (301) 670-0840 Fax: (301) 948-0693

Trip Generation Data
Paramount Drive Self Storage

Existing Facility

ITE Trip Generation Data

ITE Trip Generation Manual, 11th Edition

Industrial Mini-Warehouse (ITE-151, 1000 SF GFA)

1,000 SF GFA	38.09
Morning Peak Rate	0.09
Morning Distribution (In)	59%
Morning Distribution (Out)	41%
Afternoon Peak Rate	0.15
Afternoon Distribution (In)	47%
Afternoon Distribution (Out)	53%

LATR Data

White Oak

Adjustment Factor	88%
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Mode Split

Auto Driver	66.9%
Auto Passenger	23.9%
Transit	3.4%
Non-Motorized	5.8%

	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
ITE Trips	2	1	3	3	3	6
Adjusted Trips	2	1	3	2	3	5
Person Trips			5			8
Transit Trips			1			1
Non-Motorized Trips			1			1



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**Trip Generation Data
Paramount Self Storage**

Two (2) New Self Storage Buildings (Max. 6-Stories)

ITE Trip Generation Data

ITE Trip Generation Manual, 11th Edition

Industrial Mini-Warehouse (ITE-151, 1000 SF GFA)

1,000 SF GFA 282.04

Morning Peak Rate 0.09

Morning Distribution (In) 59%

Morning Distribution (Out) 41%

Afternoon Peak Rate 0.15

Afternoon Distribution (In) 47%

Afternoon Distribution (Out) 53%

LATR Data

White Oak

Adjustment Factor 88%

Mode Split

Auto Driver 66.9%

Auto Passenger 20.6%

Transit 7.2%

Non-Motorized 5.2%

	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
ITE Trips	15	10	25	20	22	42
Adjusted Trips	13	9	22	17	20	37
Person Trips			34			56
Transit Trips			3			5
Non-Motorized Trips			2			3



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Trip Generation Data
Paramount Self Storage

Two (2) New Self Storage Buildings (Max. 6-Stories) with 3,000 SF of Ancillary Retail

ITE Trip Generation Data

ITE Trip Generation Manual, 11th Edition

Industrial Mini-Warehouse (ITE-151, 1000 SF GFA)

1,000 SF GFA 279.34

Morning Peak Rate 0.09

Morning Distribution (In) 59%

Morning Distribution (Out) 41%

Afternoon Peak Rate 0.15

Afternoon Distribution (In) 47%

Afternoon Distribution (Out) 53%

LATR Data

White Oak

Adjustment Factor 88%

Mode Split

Auto Driver 66.9%

Auto Passenger 20.6%

Transit 7.2%

Non-Motorized 5.2%

	Morning Peak Hour			Evening Peak Hour		
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Transit Trips			3			5
Non-Motorized Trips			2			3